



**Jerry Anthony, resident of Williams,** said that it sounds like their payback will be about 11 years and asked why continue? **Logan Checketts** said they would like to continue because they believe they can grow it. They would satisfy the demand here with one ride and move one elsewhere. **Jerry Anthony** asked if they consider upping the City's percentage since they wouldn't have the installation cost this year. The response was "no."

**Thomas Ross, Williams resident and business owner:** Historically, attractions are on Route 66, and people stop to see them, like Cadillac Ranch in Texas. The Zip Line fits in with the themes in Williams – old cars and 50's and 60's music.

**John Holst:** All projects looked at by Planning & Zoning look at the impact on the neighborhood. Here, improvements like Linear Park are overshadowed, and it is heart-breaking and inhibits free use of the parking lot. There is an additional impact on parking downtown. If this is a temporary structure, no one is looking at safety. This is just not the right location. He agrees that there are unusual attractions on Route 66, and this would be a good one somewhere else.

**Sean Casey, Bearizona, lives here only in the summers.** He thinks that to put a potential new business through these hoops, like the Historic Preservation Commission has done, is less than professional behavior. We don't need one less thing, we need five more things for people to do. Attractions cause some people to come here and gives visitors something to do while they're here. In the Black Hills, there are 50 attractions that result in generating a four-day average stay.

**Jerry Anthony:** This is revenue for the City, and we need revenue in the City. What draws tourism? Attractions. Any little bit we can do to raise revenue is positive. The fact that they want to support us is great – we need to support them.

***PUBLIC HEARING ENDED.***

***C. RECONVENED Regular P & Z Session (7:44 p.m.)***

***D. DISCUSSION and Decision***

***Discussion***

**Commissioner Massey** posed two question to Tim Pettit: It is correct that our job is not to decide if something is good or bad, only to determine if it is appropriate for the zone? How was it decided to put it there?

**Brandon Buchanan** explained that two zip lines wanted to come into town at the same time. This one was selected. This location is one of the best in town. They looked at other locations in the east part of town that are leased by the City from BNSF. BNSF would not allow this use on their property.

**Commissioner Massey** asked the content of a side conversation earlier between Mr. Holst and Tim Pettit.

**Commissioner Smiley** explained that the conversation was about an unsupported document on the City's website. This document does not function well as support for a decision tonight. Title 10 of the City Code should be used as the basis for a decision.

**Tim Pettit** pointed out that *Special Use* is a temporary use with no permanent structure. From Staff's perspective, this is a temporary structure.

**Commissioner Massey** asked: What is the long-term plan for the zip line?

**Logan Checketts:** He feels the zip line is a good thing for Williams. They did not come here to be here today/gone tomorrow. They have done all that has been requested by the City. He hopes the City feels it is a benefit to the City. They hope to be around. If this means relocation within the City, they will look at it. They want to be an appreciated part of the community.

**Tim Pettit** added that, since this is public property, anything on it will always be temporary.

**Commissioner Massey:** They did not even get a year. It's unfortunate that City Council will have to review it again. We have invited you to come to our town, and we agree with what's been

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said about your being good neighbors.

**Chairman Williams** announced that Commissioner Harry Schmitz phoned earlier. He is out of state and cannot attend tonight. He has heard absolutely nothing negative about the zip line. If he were here, he would vote to recommend to Council that the City issue a Special Use Permit for the zipline. **Chairman Williams** continued: It is not up to P & Z to give you or take away the zip line. It is only up to P & Z to make certain it complies with the rules of the City.

**Commission Smiley:** He feels that the City did choose to embark on this venture, not voting on it becoming permanent. He sees some protocol was missed. City Council stepped up and put this in place, desiring to see this go through proper channels. He appreciates this opportunity. P & Z's job is to understand and to uphold Titles. This project has not endangered the City in any way because it is temporary. When someone invests, it is the responsibility of the community to value that investment. It is not necessarily a P & Z role, but it is good to understand. He implored the City to consider care at a higher level – to care that this is temporary and to value the investment of the improvement.

***Decision***

**Commissioner Smiley** made a motion to approve a Special Use Permit for Soaring Eagle Ziplines at the corner of Railroad Avenue and Grand Canyon Blvd. **Commissioner Massey** seconded the motion, and a roll call vote was taken:

Chairman Williams	Yes
Commissioner Ayala	Absent
Commissioner Massey	Yes
Commissioner Schmitz	Absent
Commissioner Smiley	Yes

**The motion carried 3-0.**

***IV. ADJOURN***

Commissioner Massey made a motion to adjourn, and it was seconded by Commissioner Smiley. The motion carried 3-0. The meeting ended at 8:06 p.m.

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Buck Williams, Chairman

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Susan Kerley, City Clerk